

# Arundel Planning Board Agenda

May 4, 2021 7:00 pm

**Zoom Remote Meeting**

*See participation instructions on back page*

## Call to Order

### I. APPROVAL OF AGENDA

### II. APPROVAL OF MINUTES: *April 20, 2021*

### III. PUBLIC COMMENT

### IV. PUBLIC HEARING

**Item 1: Proposed Land Use Ordinance Amendment:** List Home Occupation Type 1 as a Permitted Use and a Home Occupation Type 2 as a Conditional Use in the R2, and R3, and R4 Districts.

**Item 2: Proposed Land Use Ordinance Amendment:** Amend section 8.6.1 establishing lot dimension standards in conformance with §15.A.2 of DEP's Chapter 1000: *Guidelines for Municipal Shoreland Zoning*;

**Item 3: Proposed Revisions to the Residential Growth Ordinance:** Amend section 1.4.c. to exclude *Accessory Apartments* from Growth Permits and amend section 1.7.e to eliminate the Point Selection system for issuing Growth permits, plus other amendments in support of the amendments.

### V. REFERRAL TO THE BOARD OF SELECTMEN

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### VI. PENDING APPLICATIONS

**Item 1: Strickland Lane Commercial Building: *Site Plan Review Pre-application*:** Proposal to construct a 7,500-sf building on a 6.41-acre parcel, Tax Map 34 Lot 3A, serviced by a driveway though 1312 Portland Avenue in the Downtown Business District and the SP Shoreland District. Kevin Lord is the owner and Henry Hess of Sebago Technics, Inc is the owner's agent.

### VII. NEW APPLICATIONS

**Item 1: Southern Maine Refrigeration: *Major Conditional Use Pre-application*:** Proposal to operate a Contractor Yard 1 in an existing home and commercial building located on a one-acre lot Tax Map 30 Lot 1B at 1789 Portland Road in the DB-1 District. Keith Huard is the owner and applicant.

**Item 2: Irving Road Subdivision: *Minor Subdivision Pre-application*:** Proposed 3-lot cluster subdivision on a 15-acre parcel, Tax Map 19 Lot 1 off of Irving Road in the R4 and Shoreland Districts. Randrick Trust is the owner/applicant and Jason Vafiades, PE is the owner's agent.

**Item 3: Sylvain Theriault Subdivision: Amendment to an Approved Subdivision:** Proposed division of a 6.28-acre parcel, Tax Map 30 Lot 30-01, containing two duplexes into two lots with a duplex on each parcel served by a common driveway located at 2 Terio Drive off of Log Cabin Road in the R2 and Shoreland Districts. Sylvain Theriault is the owner and applicant.

## VIII. ORDINANCE REVISIONS

**Item 1: Discussion with Action:** Proposed Amendments to LUO 9.3.12 *Cluster Housing/Planned Unit Developments*

**Item 2: Discussion with Action:** Proposed revisions to section 1.7 of the *Residential Growth Ordinance* to establish auxiliary method for issuing growth permits for multi-family and age-restricted developments.

**Item 3: Discussion:** Proposed removal of campgrounds as permitted uses in the R3 and R4 districts

## IX. OTHER BUSINESS

### Town Planner's Report

## Adjourn

-Richard Ganong, Chair

## Participation Instructions

To provide for the safety of our citizens and applicants, this meeting will be also conducted remotely by a video meeting interface called Zoom. Participants can load a free Zoom video conferencing program (at [www.zoom.us](http://www.zoom.us)) onto your computer, tablet, or smartphone. For the general public you may access the video conference after loading the Zoom software, and by logging in using the **Meeting ID: 891 6799 4547** and entering the **Passcode: 648979** when prompted. Or you can access directly using the following link:

<https://us02web.zoom.us/j/89167994547?pwd=ekhJMDJ3aWZ4VC9KM2ZKK2lpTjdMQT09>

You may also telephone directly into the meeting by dialing **+1 646 876-9923** and then cite the Meeting ID and password when prompted. Please identify yourself to the Planning Board Chair when entering the meeting.

All proposed Ordinance Changes are available on the Town website at the following link:

[https://www.arundelmaine.org/index.asp?SEC=E8424850-2045-439A-B2D3-1199AEC148BA&Type=B\\_BASIC](https://www.arundelmaine.org/index.asp?SEC=E8424850-2045-439A-B2D3-1199AEC148BA&Type=B_BASIC) or go to *Public Records* then *Planning Board* then *Land Use Ordinance Revisions*.

If you wish to comment in writing to any of the items, you may email your concerns to [townplanner@arundelmaine.org](mailto:townplanner@arundelmaine.org) or mail to *Town Planner, Town of Arundel 257 Limerick Road, Arundel, ME 04046*.